

**WYCKOFF PLANNING BOARD
DECEMBER 11, 2019 PUBLIC WORK SESSION MEETING MINUTES**

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall
Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Chairman Fortunato.

“The regular December 11, 2019 Public Work Session Meeting of the Wyckoff Planning Board is now in Session. In accordance with the Open Public Meeting Act, notice of this meeting appears on our Annual Schedule of Meetings. A copy of said Annual Schedule has been posted on the bulletin board in Memorial Town Hall; a copy has been filed with the Township Clerk, The Record, The Ridgewood News and the North Jersey Herald and News – all newspapers having general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting the Agenda thereof was similarly posted, filed and mailed to said newspapers.” Formal action may be taken.

Members of the public are welcome to be present at this meeting. However, in accordance with Section 7(A) of the Open Public Meetings Act, participation on the part of the public at this meeting will not be entertained.

Mr. Fortunato read this statement into the record: *“All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township’s website, www.wyckoff-nj.com”*

“This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.”

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Board Members in Attendance: Robert Fortunato, Chairman; Kevin Hanly, Vice Chairman; Tom Madigan, Mayor; Rudy Boonstra, Township Committee Representative; Michael Homaychak, Kevin Purvin, Scott Fisher, George Alexandrou and Sarah Caprio.

Board Members Absent: John An and Glenn Sietsma.

Staff Present: David Becker, Acting Planning Board Attorney; Mark DiGennaro, Township Engineer; Pete Ten Kate, Boswell Engineering and Maureen Mitchell, Board Secretary.

OLD BUSINESS

Approval of the November 13, 2019 Work Session and Regular Business Minutes

Mr. Homaychak made a motion to approve the November 13, 2019 Work Session and Regular Business Meeting minutes. Second, Mr. Hanly. Voting in favor: Mr. Purvin, Ms. Caprio, Mr. Homaychak, Mr. Fisher, Mr. Alexandrou, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

APPLICATIONS CARRIED

GALASSO ENTERPRISES, LLC BLK 203 LOT 3.04 (L-2) 825 Windham Court North.
(Amendment to Existing Site Plan. Applicant proposes to add 56 additional parking spaces to the site which currently has 50 parking spaces.)

Bruce Whitaker, the applicant's Attorney, requested in writing that the application be carried to the January 8, 2020 Planning Board meeting. Sarah and Mitch Schoiack of 352 Crescent Avenue and Mr. Timothy Brackett of 358 Crescent Avenue were in attendance with the expectation that the application would be heard this evening. Chairman Fortunato announced that the hearing has been adjourned until the January meeting. The applicant's Attorney, Bruce Whitaker sent a letter to the Board Members stating that his client is revising the plans. The applicant will have to send out notices to neighbors within a 200' radius so you will be made aware of the hearing.

Mrs. Schoiack asked what the process is for getting the owner of the subject property to clean it up and restore the berm. Mr. Fortunato stated that there is nothing The Board can act on at this time as we are waiting for the revised plans. Township Engineer DiGennaro said that the applicant did reach out to him stating that he would like to clean up the ditch and do some plantings however since members of the Public claimed that there are wetlands on the property, the DEP advised Mr. Galasso not to proceed until a review of the property by the DEP was complete. Mr. Schoiack stated that there are trees on the applicant's property that look like they may fall. Mr. DiGennaro said that he will make a site visit to the property to look at the trees in question. He added that if it appears that the trees are dead and pose a danger of falling, the applicant can be advised to remove them. Mayor Madigan stated that if the neighbors are concerned about the trees, they should send a certified letter to the applicant stating their concerns.

KAYAL, GARY 225 Van Houten Avenue BLK 258 LOT 13 (RA-25).
(The applicant imported approximately 774 cubic yards of soil to raise the level of the rear yard and to construct a 3'- 4' boulder retaining wall without permits.)

Bruce Whitaker, the applicant's Attorney, submitted a letter requesting that the application be carried to the January 8, 2020 meeting while his client obtains additional soil sample test results.

AMENDED ARCHITECTURAL DESIGN

FRANKLIN MONROE REALTY 345 Franklin Avenue BLK 239 LOT 2.
The applicant is proposing to amend the previously approved design of the roof peak and to replace the previously approved solid front door with a clear glass door. No variance was required. The applicant will provide testimony during the Public meeting.

FOR REVIEW AND RECOMMENDATION

ORDINANCE #1896: AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

ORDINANCE #1897 AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP

OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

ORDINANCE #1898 AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING AND FAIR SHARE PLAN

Board Member Boonstra provided a detailed summary of the Ordinances to the members of the Planning Board. Township Engineer DiGennaro pointed out some inconsistencies in the three ordinances. There was a long discussion about the three Ordinances and recommendations were made to amend the Ordinances.

Vice Chairman Hanly made a motion to recommend the three Ordinances to The Township Committee for adoption with the following recommendations:

- Accessory structures (item 5f and 2a) – in these zones, all sheds regardless of size should comply with the prescribed lot line setbacks, 10' & 10'. Currently in our R15 and RA25 zones, sheds less than 80 SF and 10 feet high can be placed 6 feet off the side or rear lines. Considering the proposed density of these affected lots, it would seem reasonable to require more stringent setbacks. In addition, accessory structures greater than 80 SF must not exceed 20 feet in height which you may want to also consider limiting to say 12 feet in these zones, again due to the overall density.
- Item 7a – A buffer strip consisting of dense evergreen shrubs having a minimum planting height of 6 feet and effective staggered spacing to create a visual buffer shall be provided.....
- All utilities serving the property shall be installed underground.
- Consider using "green" building materials where possible.
- Make reference to, and clarify refuse and recycling containers for residential, and commercial tenants to prevent co-mingling of residential and commercial refuse and recycling.
- Item 5a – Minimum lot size – 2.25 AC - assuming this lot size consists of the collective area of the three lots, it appears that the total existing lot area is closer to 1.7 acres. (approx. 291x254)/43560 = 1.69 AC
Item 5b – does not specify a not to exceed number of units unlike the other two ordinances
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Second, Mr. Alexandrou. Voting in favor: Ms. Caprio, Mr. Purvin, Mr. Alexandrou, Mr. Homyachak, Mr. Fisher, Mr. Boonstra, Mr. Hanly, Mayor Madigan and Chairman Fortunato.

There being no further business, a motion to adjourn the Work Session meeting was made, seconded and passed unanimously. The Work Session concluded at 8:20 p.m.

Respectfully submitted,

Maureen Mitchell, Secretary
Wyckoff Planning Board